

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #02031
Alderwood Addition

DATE: September 23, 2002

PROPOSAL: To final plat 4.61 acres into 15 residential lots.

LAND AREA: 4.61 acres

CONCLUSION: The final plat complies with the preliminary plat of Alderwood Addition and the requirements of Title 26 (Land Subdivision Ordinance) .

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 52 I.T. in the SE1/4 of Section 3, T9N, R7E of the 6th P.M., Lancaster County, NE.

LOCATION: Approximately 83rd Street and Bancroft Avenue.

APPLICANT: Alderman Builders
3601 Calvert Street
Lincoln, NE 68506

OWNER: Robert and Sheryl Alderman
3601 Calvert Street
Lincoln, NE 68506

CONTACT: Greg Wood
E&A Consulting Group, Inc.
7130 South 29th Street Suite D
Lincoln, NE 68516

EXISTING ZONING: R1 Residential District

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential	R3(PUD)
South:	Single-family Residential	R1
East:	Single-family Residential	AGR
West:	Single-family Residential	R1

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan of the Comprehensive Plan designates this area as Urban Residential.

UTILITIES: **Water** - Available to the site; satisfactory as shown.

Sanitary Sewer - Available to the site; satisfactory as shown.

Electricity, Phone, Cable - Easements to accommodate these utilities are provided on the plat.

TRAFFIC ANALYSIS:

1. Vehicle - Connections to existing local streets are shown. No direct access is allowed from this development onto South 84th Street.

2. Pedestrian - Sidewalks are shown internal to the development as required. However, sidewalks will not be built in conjunction with the widening of South 84th Street and the developer is required to install that portion of the sidewalk along South 84th Street adjacent to this development. A pedestrian connection to South 84th Street is provided in the subdivision immediately adjacent north of this plat.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An agreement for escrow of security fund has been accepted for the completion of sidewalks, street trees, street name signs, and permanent survey markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

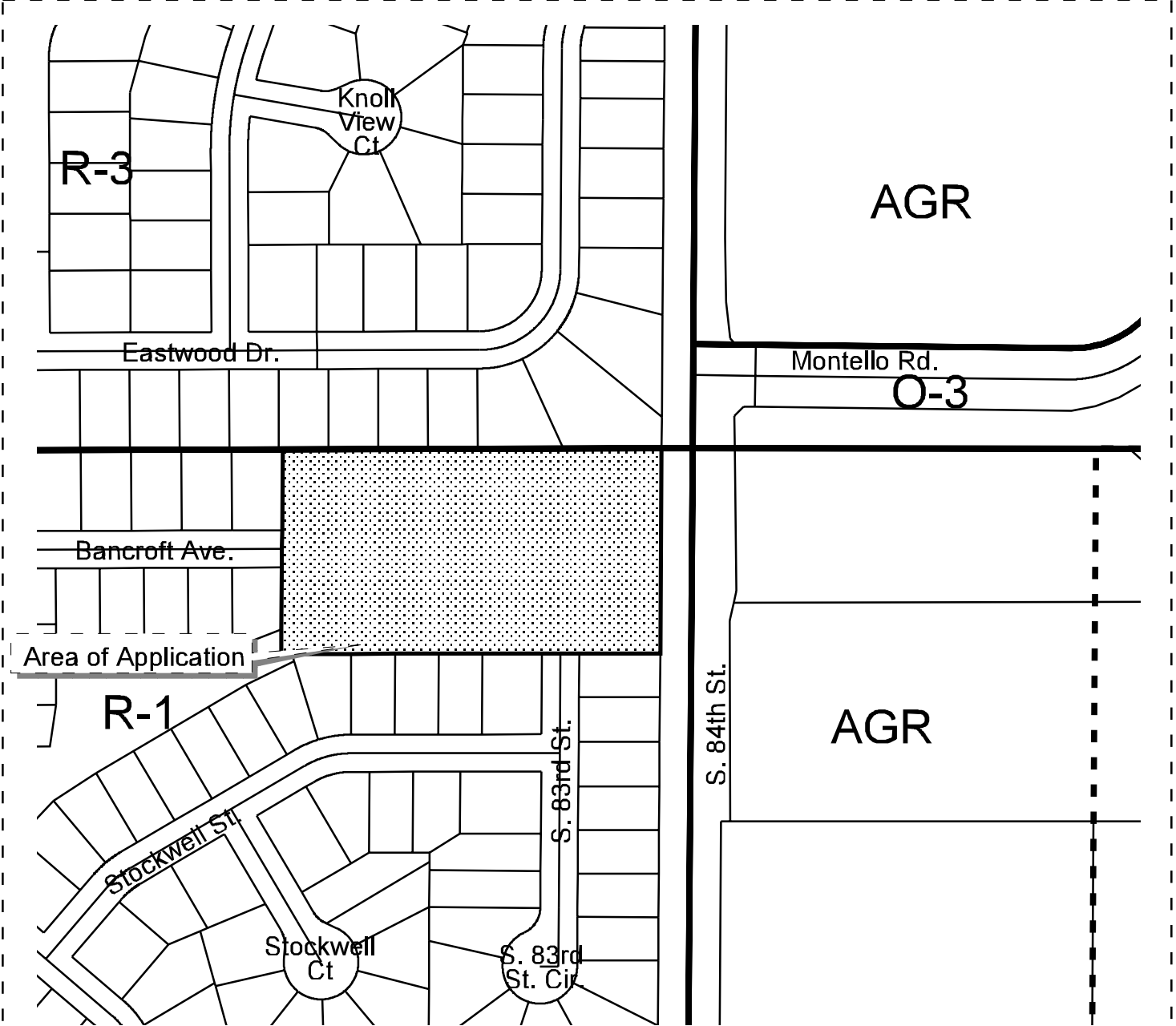
Prepared by:

Brian Will, AICP
Planner



Final Plat #02031
Alderwood Subdivision
S. 83rd & Bancroft Ave.



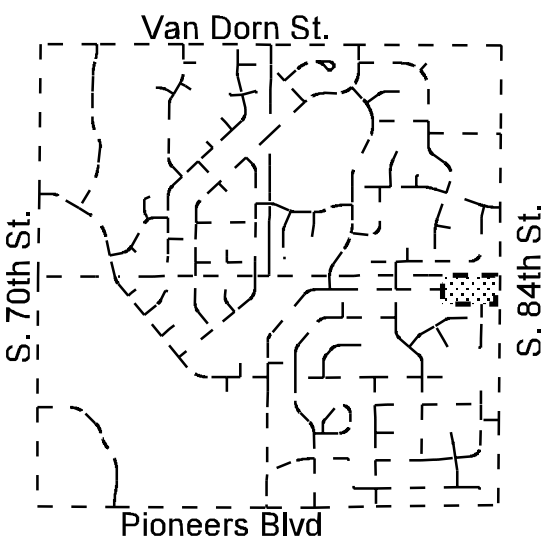
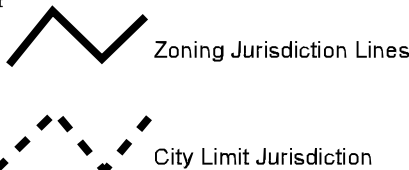


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Alderwood Subdivision
S. 83rd & Bancroft Ave.

Zoning:

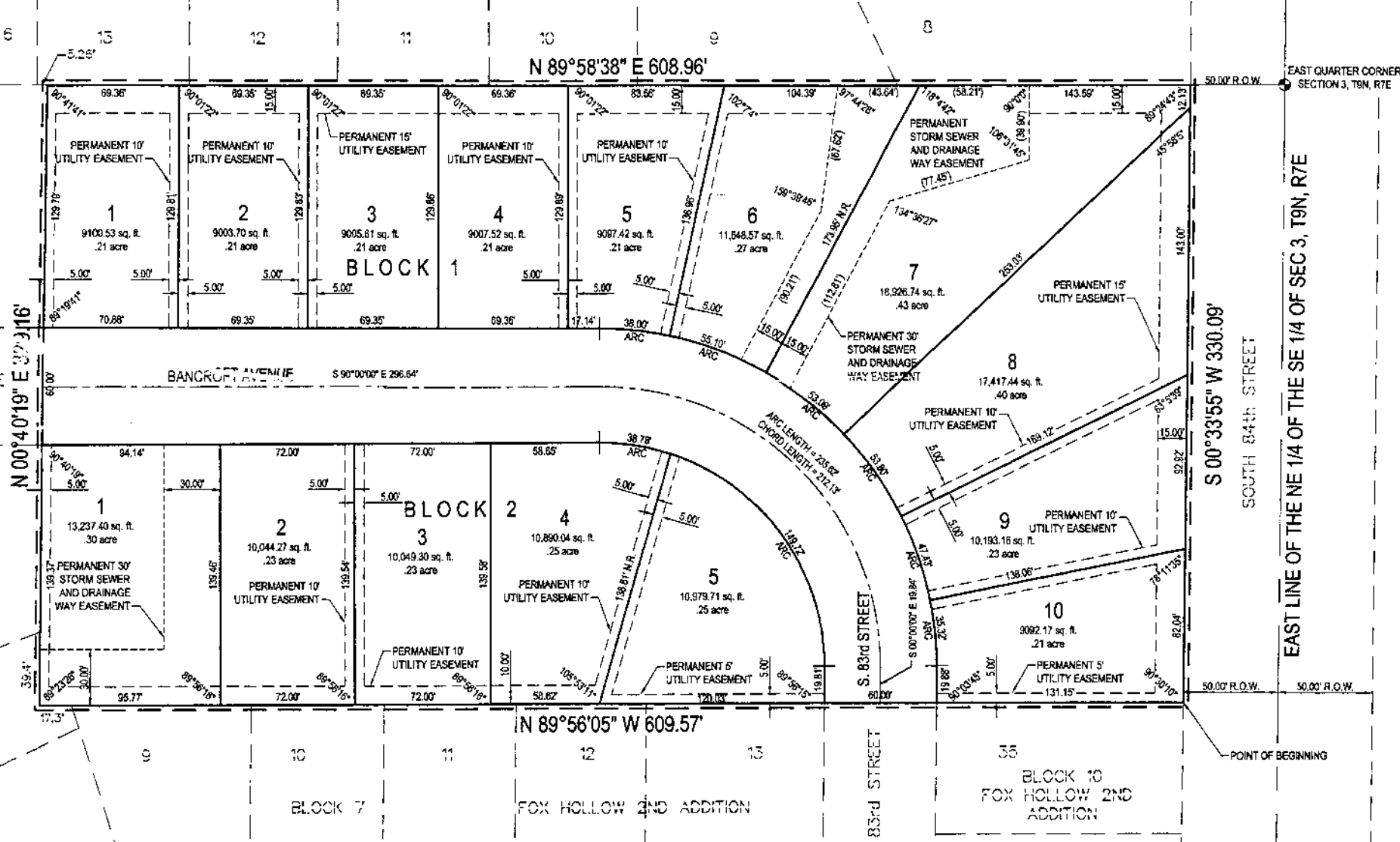
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|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 3 T9N R7E



This Plat is based upon Preliminary
Plat No. 01013 for Alderwood
Subdivision

BLOCK 2
POINTE EAST ESTATES 9th ADDITION



NOTES

CURVED LOT DIMESIONS ARE

OPENING ELEVATION